



Albany Selectmen's Meeting Minutes

Albany, New Hampshire July 12, 2023 at 5:30 p.m.

1. **Call to Order:** Chair J. Spofford called the meeting to order at 5:30 p.m.

This meeting may be viewed or streamed at:

https://youtube.com/playlist?list=PLE32cPKZXM4_W1ba2XKkjQH6Flf_gx5AI

In Attendance: Chair J. Spofford, Selectperson K. Golding, Selectman K. Robitaille, Town Administrator K. Collins, Road Agent C. Coleman, residents of Bald Hill Road, Mr. & Mrs. Leavitt, Doug Leavitt and Videographer L. Slitt

2. **Pledge of Allegiance:** Chair J. Spofford led the meeting in The Pledge.

3. **New Business:**

- A. Approval of June 14, 2023 Selectmen's Meeting minutes, including (1) set of sealed Non Public minutes**

Selectperson K. Golding made a motion to approve the minutes of the June 14, 2023 Selectmen's Meeting, including (1) set of sealed Non Public minutes.

Selectman K. Robitaille seconded. Motion passed: 3-0-0.

- B. Approval of July 12, 2023 consent file**

__Review & Sign manifest(s) in the amount of **\$34,883.76, 9,847.68, \$5,959.720 and \$46,605.06** this includes an accounts payable and payroll manifest for 6/21, 6/28, 7/5 and 7/12/2023

__Review, discuss and approve/deny Residential Building Permit for rebuild of current home at Map 3, L8 2660 NH Route 16

__Review, discuss and approve/deny Residential Building Permit for a 3-car garage at Map 14, L1 12 Oliverian Brook Road

__Review, discuss and approve/deny Residential Building permit for a pre-fab shed at 1474 Passaconaway Road, Map 9, Lot 52

__Review, discuss and approve/deny Residential Building permit for 1058 Bald Hill Road for a 2 story – 4 car garage at Map 7, Lot 120

__Review, discuss, approve and send letter to resident regarding appraisal vs. assessment/abatement for 22 Johnson Road

__Review, discuss and approve/deny Application for a Vending Cart/Vehicle for Mr. Griggs

___Review, discuss, approve/deny Residential Building Permit for a 2-car garage at 60 Red Eagle Street, Map 9, Lot 61
Selectperson K. Golding made a motion to approve the June 12, 2023 Consent File, as presented. Selectman K. Robitaille seconded. Motion passed: 3-0-0.

C. Review, discuss and approve/deny Residential Building Permit for single family home at Map 3, L71 Drake Hill Road (*applicant is seeking permission to install final driveway, as required by PB Subdivision Conditions after building house, i.e. Spring 2024*)
Selectperson K. Golding made a motion to approve the Residential Building Permit for a single family home at Map 3, Lot 71 Drake Hill Road with the condition that all of the conditions set forth in the original Planning Board approved subdivision be met, including the use of the .73 acre private right of way for access to the lot. Selectperson J. Spofford seconded. Motion passed: 3-0-0.

D. Review, discuss, approve/deny additional request from Tin Mountain for Charitable Exemption under RSA 72:23 (*see email recommendation from Assessor*)
Selectperson K. Golding made a motion to approve the Charitable Exemption for Tin Mountain under RSA 72:23-c based on their late filing due to accident, mistake of misfortune. Chair J. Spofford seconded. Motion passed: 3-0-0.

Also review letter Tin Mountain sent to Road Agent re: recent ditching/drainage on Bald Hill Road
The Board reviewed this request with the Road Agent and the Road Agent feels strongly that no one should be working in the Town's right of way. The Road Agent will discuss this with Tin Mountain directly.

E. Review, discuss, approve and sign letter of representation for 2022 audit for Roberts & Greene
Selectperson K. Golding made a motion to approve and sign the letter of representation for the 2022 audit for Roberts and Greene. Chair J. Spofford seconded. Motion passed: 3-0-0.

F. Review, discuss and sign notice to NH DRA that the Town will not be using the PA-28 Inventory Form in 2024
Selectperson K. Golding made a motion to not use the PA-28 inventory forms and to sign the NH DRA form. Chair J. Spofford seconded. Motion passed: 3-0-0.

G. Review, discuss, approve and sign the PA-16 Application for Reimbursement to Towns and Cities in which Federal and State Forest Land is situated.

Selectman K. Golding made a motion to approve and sign the PA-16 as completed by the Town Administrator. Chair J. Spofford seconded.

Motion passed: 3-0-0.

H. Review, discuss and approve/deny appointment of Jacob McKenzie as an Alternate Member of the Conservation Commission

Selectperson K. Golding made a motion to appoint Jacob McKenzie as an Alternate Member of the Albany Conservation Commission. Chair J.

Spofford seconded. Motion passed: 3-0-0.

4. Town Administrator's Report:

A. Review, discuss and approve the demolition and removal of 11 Octa Lane

The Board reviewed and discussed the requirements to demolish 11 Octa Lane. It has been condemned, there has been an asbestos survey done and it will need asbestos remediation.

The Board approved the TA's request to proceed with the asbestos remediation and to have Coleman demolish and haul off the remains of 11 Octa Lane. Road Agent, Curtis Coleman, suggested that this was a better deal for the MH park than for the Town. Selectperson K. Golding noted that the town owns it and needs to take care of getting rid of it but this will not be the practice in the future.

B. Review and discuss using 2023 WA #8 to fund the new A/C coil on the furnace and request \$12,750 transfer from TH Capital Reserve Fund

Selectperson K. Golding made a motion to withdraw the \$12,750 for the A/C Coil from the TH Capital Reserve Fund as proposed in 2023's WA #8 for improvements. Chair J. Spofford seconded. Motion passed: 3-0-0.

C. Review and discuss letter sent from Town Attorney to Mr. Lake at 2509 NH Route 16

The Board reviewed the letter sent to Mr. Lake from the Town Attorney

5. APPOINTMENTS/PUBLIC HEARING

A. Meet with Road Agent, Curtis Coleman, and the Mr. & Mrs. Leavitt to review and discuss a water issue on Bald Hill Road

The Board met with Arthur, Mary and Doug Leavitt, and the Town Road Agent, Curtis Coleman to discuss water issues originating from a private well on Bald Hill Road.

The Road Agent received a call a few weeks ago from the resident at 1337 Bald Hill Road regarding water bubbling up into their driveway. The neighbor asked if there was anything the town could do to help (they may have assumed this water came from drainage from the road). According to the Leavitts this water originates with a well on Map 7, Lot 123 and several residences get their water from that well. Doug Leavitt drew the well and approximate water lines on a map.

Mr. A. Leavitt noted that this water problem started when the town tarred last year. He believes the town's road work damaged the water line somehow. The Road Agent does not believe that is possible. The road just had a 1" overlay and there was no reclamation work done. So there was no digging under the road. He also noted that an asphalt truck weighs about the same as an oil truck so it does not put any more, or less, wear and tear on the road than any other truck traffic would.

Selectperson K Golding doesn't think the town can do anything right now. It is currently a civil matter. It is not affecting the road yet so it isn't a town issue. The Board feels bad but currently this is a taxpayer issue not a town issue. Mr. Leavitt disagrees, this is the Town's problem and he will need to do something about that.

The Board understands the Leavitt's position, but disagree that they can or should do something about it. It is a private water line.

6. Old Business:

A. Chapel/Historical Society –

7. Other Business (and Board reports):

A. Planning Board – Selectman K. Robitaille – July 10, 2023 Planning Board meeting – minor subdivision on Bald Hill Road

B. Other:

8. Correspondence:

A. Review and discuss Property & Liability Coverage Updates from Primex

The Board reviewed the update of Property & Liability Coverage from Primex

B. Review and discuss notice from Charter Communications, regarding upcoming change

The Board reviewed the notice from Charter with upcoming change

C. Review and discuss 2nd Qtr Statistics from Conway Fire Department

The Board reviewed the 2nd Qtr Statistics from Conway Fire

D. Review and discuss “draft” minutes of July 5, 2023 Conservation Commission Meeting

The Board reviewed the draft minutes of the July 5th ConComm Meeting.

9. Public Comment:

A. Review and discuss preliminary findings for the NH DOT 29597 Project – NH Route 16

Since the office only received this report a couple of hours before this meeting they will review the report for their next meeting.

10. Non Public Session under RSA 91-A:3, II as necessary

A. Non Public Session under RSA 91-A: 3, II (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.

Selectperson K. Golding made a motion to go into Non Public Session under RSA 91-A:3, II (c) at 6:16 p.m. Selectman K. Robitaille seconded. Roll Call Vote: Chair J. Spofford – aye; Selectperson K. Golding -aye; Selectman K. Robitaille – aye

The Board reviewed and discussed the status of a payment plan for a property that was tax deeded in December of 2022.

Selectperson K. Golding made a motion to have the Town Attorney start the ejection/eviction process, Selectman K. Robitaille seconded for discussion. Motion passed: 3-0-0.

Selectman K. Golding made a motion to leave Non Public Session and seal the minutes at 6:27 p.m. Selectman K. Robitaille seconded. Roll Call Vote: Chair J. Spofford – aye; Selectperson K. Golding -aye; Selectman K. Robitaille – aye

11.Next Meeting: Wednesday, July 26, 2023 at 5:30 p.m.

12. Adjournment: *Selectperson K. Golding made a motion to adjourn the meeting at 6:28p.m. Chair J. Spofford seconded. Motion passed: 3-0-0.*

Submitted by:
Kelley A. Collins/Town Administrator